

Summary of 2010 Small Business Zoning Changes

A. New permitted uses:

Industrial Zone (I):

- Business or professional office
- Health and athletic club
- Light assembly and crafts
- Personal service

Office Commercial High Zone (OCH):

- Health and athletic club in shopping center, hotel, industrial or flex space or office complexes

Neighborhood Retail Zone (NR):

- Day care center

King Street Urban Retail Zone (KR):

- Day care center (upper floors)

Cameron Station (along Brenman Park Drive):

- Business or professional office
- Catering
- Church
- Convenience store
- Day care center
- Health and athletic club
- Massage establishment
- Medical laboratory
- Medical office
- Personal service establishment
- Pet supplies, grooming and training with no overnight accommodations
- Restaurant
- Retail shopping establishment

B. New Uses Allowed by Administrative Special Use Permit

Commercial and Special Zones:

- Massage establishment
- Valet parking
- Outdoor dining (except where King Street Outdoor Dining program applies)

Office Commercial High Zone:

- Catering in industrial and flex space
- Light automobile repair in industrial and flex space

Summary of 2010 Small Business Zoning Changes – cont'd

C. Restaurants:

Changes to Administrative SUP standards:

- Increased seating maximum from 60 to 100

- Full service requirement eliminated for coffee/ice cream shops

- Neighborhood specific standards for hours, alcohol and parking added

Definitions for accessory restaurants, nightclubs and coffee/ice cream shops added

D. Administrative Minor Amendments to Special Use Permits

Amendment limit increased from 10% to 20% with restrictions (Ex. Seating can be increased by 20% through the administrative minor amendment process, with restrictions).

E. Other Changes

Exclusion/deduction allowed up to 10,000 sq. ft for day care use.

Wholesale (office) allowed in additional zones.

Fee for outdoor display in Mount Vernon overlay decreased to \$50.

Appeals of administrative SUP decisions increased from 14 to 30 days.

Off street parking reduction allowed by Administrative SUP with sufficient parking available.